

SUBLEASE

288,174 SF
(divisible)

Cold Storage Facility
with 50' Clear Ceilings



PENDER COMMERCE PARK

298 Corporate Drive N., Wilmington, North Carolina



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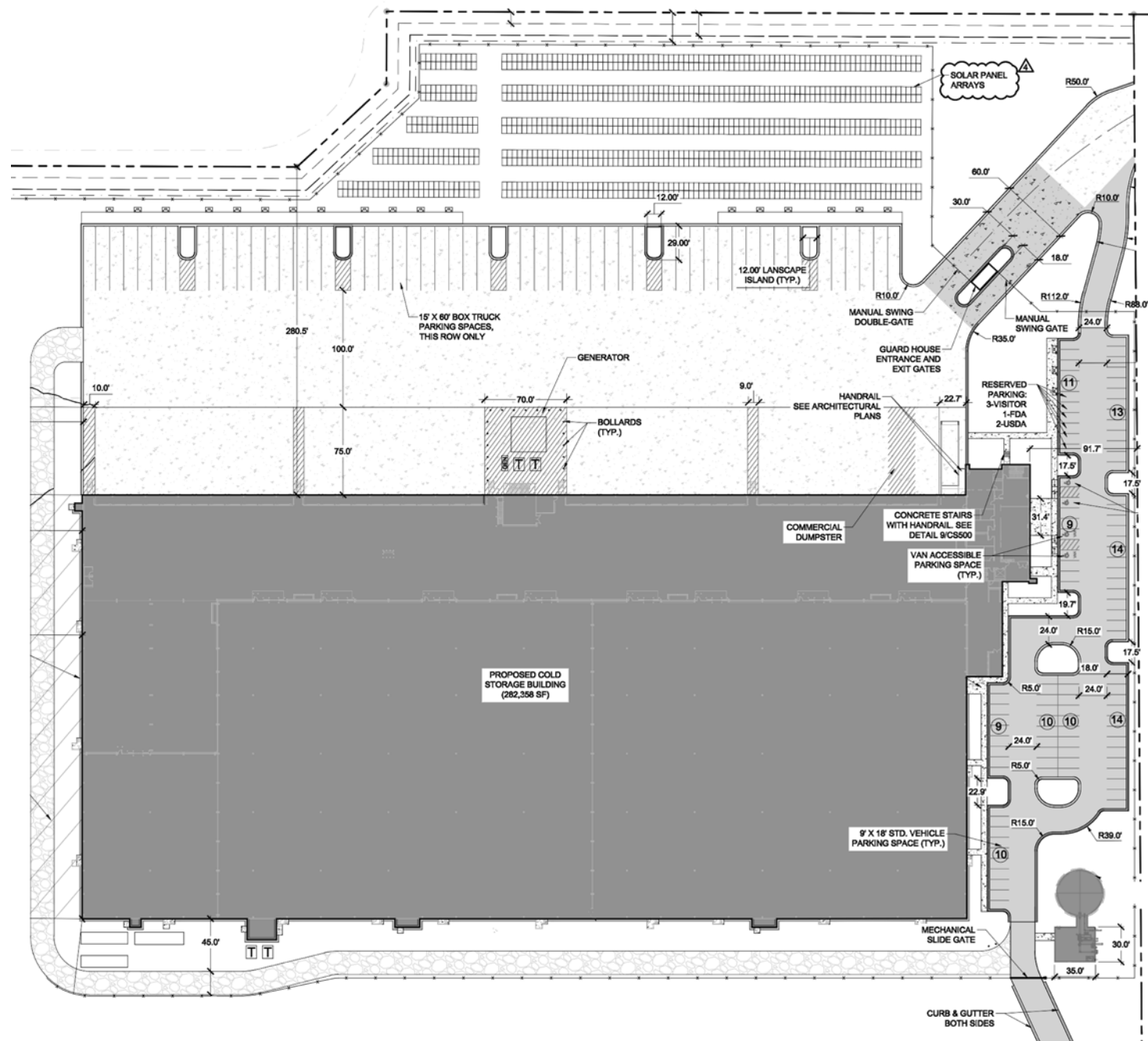


PROPERTY PHOTOS

PENDER COMMERCE PARK

298 Corporate Drive N., Wilmington, North Carolina







298 Corporate Drive
Wilmington, NC



Building Size
288,174 SF
3 cold rooms



45 dock doors
w/automated
door locks



50' ceilings



Office Space
±10,000 SF



Sits on
±28.16 acres



Fully Racked
with Turrets



LED lighting
on motion



Fenced lit
and secured



+400 PP
blast-freezing



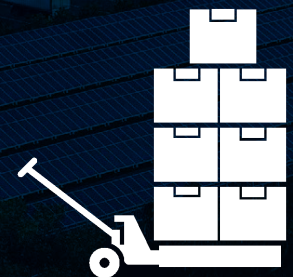
230' truck court
53 trailer stalls

SHORT TERM LEASE POSSIBLE

OTHER FEATURES

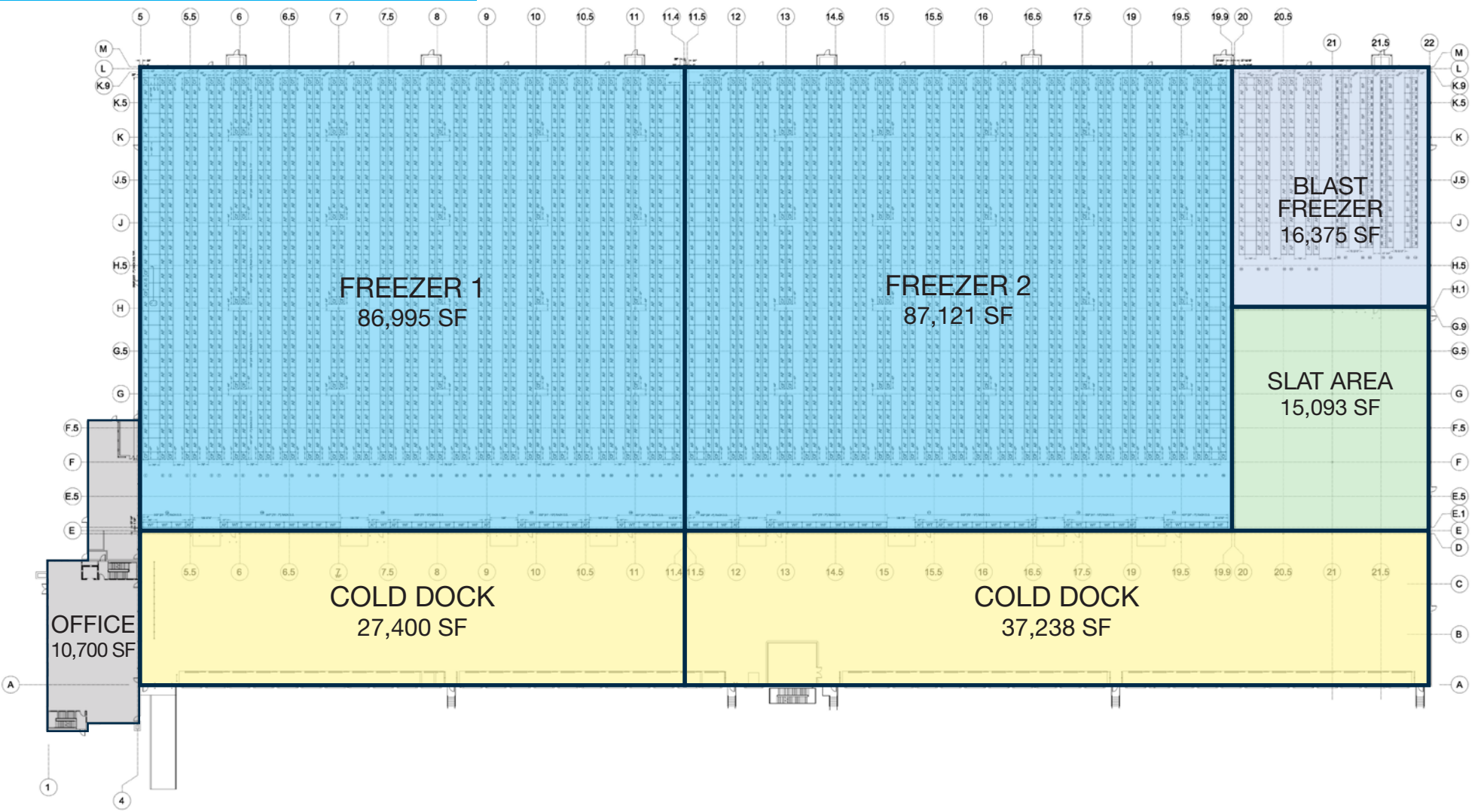
- 100 personnel vehicle spots
- 54 reefer plugs with 11 on dock
- 3 multi-temperature chambers -10-57° F
- USDA and FDA capable rooms
- Guardshack
- Locker room
- High-speed freezer & cooler doors
- Maintenance room
- Server room
- Additional office cubicles and lockers can be made available

Additional Material Handling
Equipment Available



RACKING PLAN FULL BUILDING

289,132 SF Gross Building SF



PENDER COMMERCE PARK

MASTER PLAN W/ BUILDINGS 2023

PENDER COMMERCE PARK

298 Corporate Drive N., Wilmington, North Carolina



VICINITY MAP
NOT TO SCALE

Utility Legend:

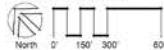
- A** WATER AND WASTEWATER TREATMENT PLANTS
- B** STORM POND AND STORMWATER AREA
- C** DUKE ENERGY TRANSMISSION LINE R/W
- D** STORMWATER AREA
- E** STORM POND AND STORMWATER AREA
- F** STORM POND AND STORMWATER AREA
- G** PUBLIC UTILITY EASEMENT
- H** 50' OUTFALL EASEMENT
- I** 50' OUTFALL EASEMENT

Site Data:

Total Site Acreage: ± 562.0 AC
 Current Zoning: G1 (Pender County) & I-2 (New Hanover County)
 Utilities:
 Electric: Duke Energy
 Natural Gas: Duke Energy (Piedmont Natural Gas)
 Water & Sewer: Pender County Moore's Creek District
 Telephone: AT&T
 Cable: Spectrum
 Wetlands: ± 56.04 AC

Prepared by:
PARAMOUNT
 122 Clones Drive
 Wilmington, North Carolina 28403
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 N.C. License # C-2546

Date: 27 January 2023
 Scale: 1" = 300' At 24" x 36"



Preliminary / Not For Construction - This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulation and requirements at the time of approval and/or development activity.



Lot Legend:

1 Lot 1:	± 39.5 AC (Net)	± 43.7 AC (Gross)
Pender Commerce Partners 1 LLC & RL Cold		
2 Lot 2 :	± 12.2 AC (Net)	± 13.7 AC (Gross)
Pender Commerce Partners 1 LLC		
3 Lot 3:	± 8.2 AC (Net)	± 8.9 AC (Gross)
Polybose		
4 Lot 4:	± 8.2 AC (Net)	± 8.3 AC (Gross)
Available		
5 Lot 5:	± 15.7 AC (Net)	± 19.9 AC (Gross)
Acme Smoked Fish Corp.		
6R Lot 6R:	± 54.2 AC (Net)	± 54.2 AC (Gross)
Amazon		
8 Lot 8:	± 11.4 AC (Net)	± 13.3 AC (Gross)
Fed Ex		
9 Lot 9:	± 15.9 AC (Net)	± 17.6 AC (Gross)
Empire Distributors		
10 Lot 10:	± 19.5 AC (Net)	± 21.3 AC (Gross)
Coastal Beverage		
11 Lot 11:	± 15.0 AC (Net)	± 15.0 AC (Gross)
Phillipe Towing		
12 Lot 12:	± 11.0 AC (Net)	± 12.0 AC (Gross)
Available		
13 Lot 13:	± 14.8 AC (Net)	± 14.8 AC (Gross)
Available		
14 Lot 14:	± 10.1 AC (Net)	± 10.1 AC (Gross)
Available		
15 Lot 15:	± 31.5 AC (Net)	± 31.5 AC (Gross)
Available		
16 Lot 16:	± 19.0 AC (Net)	± 19.0 AC (Gross)
Available		
17 Lot 17:	± 36.9 AC (Net)	± 37.5 AC (Gross)
Available		
18 Lot 18:	± 22.9 AC (Net)	± 23.5 AC (Gross)
Available		
19 Lot 19:	± 31.2 AC (Net)	± 33.7 AC (Gross)
Available		

Existing Master Plan

Pender Commerce Park Master Plan
 Pender County & New Hanover County, North Carolina

298 Corporate Drive will reach 80 million consumers within one day and 225 million consumers within two days.



Atlantic Ocean

NORTH CAROLINA PORTS
11.5 miles away



421



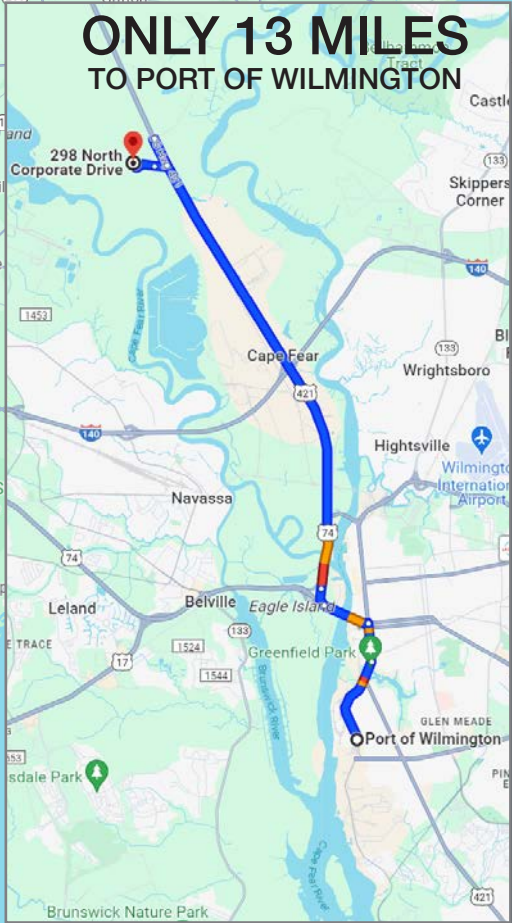
Located on the East Coast, within 700 miles of more than 70% of the U.S. industrial base, Wilmington is the closest port to major points on the Interstate 95 corridor, including Charlotte, Greensboro and Raleigh-Durham."

refrigeratedfrozenfood.com
December 2023

298 Corporate Drive



ONLY 13 MILES TO PORT OF WILMINGTON



MARKET OVERVIEW

Wilmington Market

- Vacancy in the Wilmington industrial market is **5.2%** and has increased 3.6% over the past 12 months.
- During this period, **480,000 SF** has been delivered
- Rents have **increased 7.8%** over the past year, to around **\$9.70/SF**.
- In the past three years, rents have increased a cumulative **27.9%**. Furthermore, this is a structurally inexpensive market, with average rents below the nat'l average of \$11.80/SF.

National Economy

15.6%, employment growth here has **almost doubled** the national average over the past three years, as well. Jobs related to the industrial sector here have seen the largest percentage increase over the past year at 3.0% and is driving the local economy's growth, while office employment has only fallen by -0.9% over the past year and retail trade employment only 4.1%.

With the Brunswick and New Hanover counties being included back in with the Wilmington MSA, opportunities for the Wilmington market's local economy are likely to grow in the near term, as employers use MSA-level data to make decisions on new developments, expansions, etc. The change adds 153,000 residents to the market, or a **50%** increase in the market's population.

Developers across the board have continued to deliver new supply as **strong demand** for coastal living has made its way to the Wilmington market over the past few years following the pandemic. Wilmington has a broad economic base centered on healthcare, hospitality, manufacturing, and government employment. Population growth and income growth here have outpaced national trends, which should keep fundamentals stable in the near term.

source: CoStar®

FOR MORE INFORMATION

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